

# 2012 Randolph County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Randolph County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Randolph County the average tax bill for all taxpayers increased by 5.8%. This tax bill rise was mainly the result of the 5.8% increase in the tax levy of all local government units and an increase in certified net assessed value of 4.9%. Agricultural and business net assessments increased, while homestead and other residential net assessments fell. This decline may have been a legacy of the recession. Levy growth exceeded net assessed value growth, so the average tax rate rose. This increased tax cap credits as a percentage of levies by 0.3%.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	5.8%	\$22,140,301	\$970,043,174	13.4%
Change		5.8%	4.9%	0.3%
2011	0.6%	\$20,931,739	\$925,124,032	13.1%

## Homestead Property Taxes

Homestead property taxes decreased 4.2% on average in Randolph County in 2012. Tax rates rose in two-thirds of Randolph County tax districts, but the county average tax rate increased only 0.9%. With such a small tax rate rise, the 4% drop in homestead assessed values may explain the tax bill decrease. The percentage of homesteads at their tax caps decreased from 12.3% in 2011 to 11.8% in 2012. Randolph County does not have local property tax credits.

## Net Tax Bill Changes - All Property Types

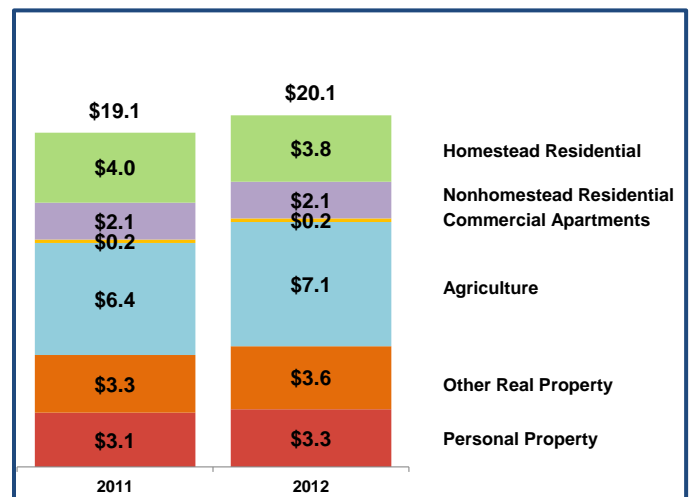
Most of Randolph County's 2012 net property taxes were paid by agricultural property owners and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers increased 5.8% in Randolph County in 2012. Net taxes were lower for homesteads, but higher for all other property categories, especially commercial apartments and agriculture. Business property taxes rose substantially as well.

## Comparable Homestead Property Tax Changes in Randolph County

	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	3,220	44.3%
No Change	686	9.4%
Lower Tax Bill	3,358	46.2%
<b>Average Change in Tax Bill</b>	<b>-4.2%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	407	5.6%
10% to 19%	343	4.7%
1% to 9%	2,470	34.0%
0%	686	9.4%
-1% to -9%	1,552	21.4%
-10% to -19%	777	10.7%
-20% or More	1,029	14.2%
<b>Total</b>	<b>7,264</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates increased in about two-thirds of Randolph County tax districts. The average tax rate rose slightly, by 0.9%, because the levy increase exceeded the certified net assessed value increase by a small amount.

Levies in Randolph County increased by 5.8%. The largest levy increase was in the county unit, due to increases in the court house bond and the general funds. Monroe Central School Corporation had large decreases in its debt service and transportation funds.

Randolph County's total net assessed value increased 5.8% in 2012. Agricultural net assessments rose 11.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Business, homestead, and other residential property (mostly small rentals and second homes) saw gross assessment decreases, which may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$605,785,175	\$583,883,900	-3.6%	\$197,942,308	\$190,076,017	-4.0%
Other Residential	110,846,600	107,293,300	-3.2%	108,071,970	105,502,402	-2.4%
Ag Business/Land	395,333,940	440,189,200	11.3%	395,073,846	439,427,639	11.2%
Business Real/Personal	402,136,685	396,709,237	-1.3%	260,636,915	282,605,593	8.4%
<b>Total</b>	<b>\$1,514,102,400</b>	<b>\$1,528,075,637</b>	<b>0.9%</b>	<b>\$961,725,039</b>	<b>\$1,017,611,651</b>	<b>5.8%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Randolph County were \$3.1 million, or 13.4% of the levy. This was more than the state average percentage of the levy of 9.2%, and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits. Randolph County's tax rates were higher than the state median but less than the state average. The county's relatively high tax cap loss rate was due to particularly high rates in a few tax districts.

Most of the total tax cap credits were in the 3% business real and personal property category and the 2% nonhomestead/farmland category. The largest percentage losses were in Union City and the Union City Library District, and the towns of Ridgeville and Saratoga, where district tax rates were above \$4 per \$100 assessed value, and in one district above \$5. The largest dollar losses were in the cities of Winchester and Union City, and the county unit.

Tax cap credits increased in Randolph County in 2012 by \$283,376, or 10.1%. The percentage of the levy lost to credits rose by 0.3%. There were no major changes in state policy to affect tax cap credits in 2012. Randolph County credits increased mainly because a majority of district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
<b>1%</b>	\$242,658	\$237,074	-\$5,584	-2.3%
<b>2%</b>	1,358,290	1,398,601	40,310	3.0%
<b>3%</b>	1,185,293	1,436,178	250,885	21.2%
<b>Elderly</b>	17,153	14,917	-2,236	-13.0%
<b>Total</b>	\$2,803,393	\$3,086,769	\$283,376	10.1%
<b>% of Levy</b>	13.1%	13.4%		0.3%

### Randolph County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2008	2009	2010	2011	2012	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	28,102,487	19,788,083	20,994,891	20,931,739	22,140,301	-29.6%	6.1%	-0.3%	5.8%
State Unit	25,159	0	0	0	0	-100.0%			
Randolph County	7,057,038	5,029,544	5,097,990	5,217,699	6,156,864	-28.7%	1.4%	2.3%	18.0%
Franklin Township	27,127	26,995	28,565	30,016	23,540	-0.5%	5.8%	5.1%	-21.6%
Green Township	16,592	17,117	17,601	18,603	19,179	3.2%	2.8%	5.7%	3.1%
Greensfork Township	28,732	28,629	24,956	24,713	24,655	-0.4%	-12.8%	-1.0%	-0.2%
Jackson Township	28,807	30,436	31,158	32,164	33,162	5.7%	2.4%	3.2%	3.1%
Monroe Township	59,223	51,270	59,262	21,382	23,974	-13.4%	15.6%	-63.9%	12.1%
Stoney Creek Township	24,095	25,376	26,374	27,059	27,052	5.3%	3.9%	2.6%	0.0%
Union Township	43,441	44,920	16,337	16,490	18,363	3.4%	-63.6%	0.9%	11.4%
Ward Township	36,689	37,907	14,318	14,513	14,822	3.3%	-62.2%	1.4%	2.1%
Washington Township	36,255	37,559	38,613	40,212	42,084	3.6%	2.8%	4.1%	4.7%
Wayne Township	39,163	40,433	41,840	43,825	45,185	3.2%	3.5%	4.7%	3.1%
White River Township	195,853	204,724	226,714	193,401	200,418	4.5%	10.7%	-14.7%	3.6%
Winchester Civil City	2,197,011	2,250,863	2,360,948	2,420,629	2,506,777	2.5%	4.9%	2.5%	3.6%
Union City Civil City	1,726,591	2,017,724	2,129,190	2,176,954	2,240,786	16.9%	5.5%	2.2%	2.9%
Albany Civil Town	13,337	12,425	11,815	12,628	14,682	-6.8%	-4.9%	6.9%	16.3%
Farmland Civil Town	253,038	236,048	262,580	268,088	276,021	-6.7%	11.2%	2.1%	3.0%
Losantville Civil Town	39,913	40,778	195,713	118,913	149,880	2.2%	379.9%	-39.2%	26.0%
Lynn Civil Town	235,872	238,249	252,938	253,138	252,920	1.0%	6.2%	0.1%	-0.1%
Modoc Civil Town	26,762	27,822	27,575	22,016	22,988	4.0%	-0.9%	-20.2%	4.4%
Parker Civil Town	188,733	192,490	201,653	206,252	212,254	2.0%	4.8%	2.3%	2.9%
Ridgeville Civil Town	156,309	140,778	159,792	163,016	167,860	-9.9%	13.5%	2.0%	3.0%
Saratoga Civil Town	65,843	66,467	198,477	199,573	95,449	0.9%	198.6%	0.6%	-52.2%
Union School Corp	1,603,873	889,381	890,817	976,610	884,246	-44.5%	0.2%	9.6%	-9.5%
Randolph Southern School Corp	2,388,172	1,124,768	1,239,479	1,071,053	1,075,958	-52.9%	10.2%	-13.6%	0.5%
Monroe Central School Corp	3,234,165	2,175,612	2,195,625	2,387,131	2,095,066	-32.7%	0.9%	8.7%	-12.2%
Randolph Central School Corp	5,061,877	2,548,401	2,935,482	2,841,585	3,186,732	-49.7%	15.2%	-3.2%	12.1%
Randolph Eastern School Corp	2,837,087	1,781,403	1,813,987	1,625,803	1,804,636	-37.2%	1.8%	-10.4%	11.0%
Farmland Public Library	26,929	26,050	28,588	29,215	30,139	-3.3%	9.7%	2.2%	3.2%
Ridgeville Public Library	15,973	15,022	16,900	17,269	17,811	-6.0%	12.5%	2.2%	3.1%
Union City Public Library	128,243	132,808	140,918	143,583	148,001	3.6%	6.1%	1.9%	3.1%
Winchester Public Library	235,278	244,585	254,853	263,287	271,371	4.0%	4.2%	3.3%	3.1%
Washington Township Public Library	49,307	51,499	53,833	54,919	57,426	4.4%	4.5%	2.0%	4.6%
Randolph Co Solid Waste	0	0	0	0	0				
Winchester City Redevelopment Comm	0	0	0	0	0				

# **Randolph County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District**

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
68001	Franklin Township	1.6712	--	--	--	--	--	--	1.6712
68002	Ridgeville Town	4.0435	--	--	--	--	--	--	4.0435
68003	Green Township	1.9030	--	--	--	--	--	--	1.9030
68004	Albany Town	2.6190	--	--	--	--	--	--	2.6190
68005	Greensfork Township	1.3200	--	--	--	--	--	--	1.3200
68006	Jackson Township	1.7460	--	--	--	--	--	--	1.7460
68007	Monroe Township	1.9020	--	--	--	--	--	--	1.9020
68008	Farmland Town	3.6181	--	--	--	--	--	--	3.6181
68009	Parker City Town	2.8866	--	--	--	--	--	--	2.8866
68010	Stoney Creek Township	1.9108	--	--	--	--	--	--	1.9108
68011	Union Township	1.4558	--	--	--	--	--	--	1.4558
68012	Losantville Town	2.8434	--	--	--	--	--	--	2.8434
68013	Modoc Town	2.3118	--	--	--	--	--	--	2.3118
68014	Ward Township	1.7802	--	--	--	--	--	--	1.7802
68015	Saratoga Town	5.1114	--	--	--	--	--	--	5.1114
68016	Washington Township	1.3833	--	--	--	--	--	--	1.3833
68017	Lynn Town	2.8017	--	--	--	--	--	--	2.8017
68018	Wayne Township	1.6994	--	--	--	--	--	--	1.6994
68019	Union City	4.8462	--	--	--	--	--	--	4.8462
68020	White River Township	1.8137	--	--	--	--	--	--	1.8137
68021	Winchester City	3.5411	--	--	--	--	--	--	3.5411
68XX	Winchester Annex 3Yr Phase In	1.7281	--	--	--	--	--	--	1.7281
68XXX	Wincherter Annex 10Yr Phase In	1.7281	--	--	--	--	--	--	1.7281

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Randolph County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	186,067	1,390,420	1,394,580	14,680	2,985,747	22,140,301	13.5%
<i>TIF Total</i>	51,007	8,181	41,597	236	101,022	893,121	11.3%
<i>County Total</i>	237,074	1,398,601	1,436,178	14,917	3,086,769	23,033,422	13.4%
Randolph County	29,601	226,069	206,487	3,534	465,691	6,156,864	7.6%
Franklin Township	15	354	236	6	611	23,540	2.6%
Green Township	3	66	0	0	69	19,179	0.4%
Greensfork Township	0	0	0	2	2	24,655	0.0%
Jackson Township	0	0	0	0	0	33,162	0.0%
Monroe Township	56	0	0	6	62	23,974	0.3%
Stoney Creek Township	9	0	0	24	32	27,052	0.1%
Union Township	1	99	0	6	106	18,363	0.6%
Ward Township	9	166	97	0	272	14,822	1.8%
Washington Township	19	574	0	38	631	42,084	1.5%
Wayne Township	489	2,955	4,590	41	8,075	45,185	17.9%
White River Township	686	5,930	5,511	115	12,242	200,418	6.1%
Winchester Civil City	28,790	248,859	231,286	2,602	511,537	2,506,777	20.4%
Union City Civil City	56,268	339,664	527,722	1,305	924,960	2,240,786	41.3%
Albany Civil Town	0	2,180	0	4	2,185	14,682	14.9%
Farmland Civil Town	8,481	50,418	11,552	467	70,918	276,021	25.7%
Losantville Civil Town	93	7,140	0	79	7,312	149,880	4.9%
Lynn Civil Town	881	26,224	0	308	27,413	252,920	10.8%
Modoc Civil Town	0	1,642	0	0	1,642	22,988	7.1%
Parker Civil Town	3,685	26,171	0	209	30,065	212,254	14.2%
Ridgeville Civil Town	1,311	30,657	20,452	265	52,685	167,860	31.4%
Saratoga Civil Town	985	18,793	11,030	0	30,808	95,449	32.3%
Union School Corp	45	4,764	0	273	5,082	884,246	0.6%
Randolph Southern School Corp	399	11,867	0	639	12,905	1,075,958	1.2%
Monroe Central School Corp	12,448	72,973	8,839	1,256	95,517	2,095,066	4.6%
Randolph Central School Corp	16,077	150,322	134,374	1,928	302,701	3,186,732	9.5%
Randolph Eastern School Corp	19,423	117,245	182,159	1,186	320,012	1,804,636	17.7%
Farmland Public Library	926	5,505	1,261	51	7,744	30,139	25.7%
Ridgeville Public Library	139	3,253	2,170	28	5,590	17,811	31.4%
Union City Public Library	3,716	22,434	34,855	86	61,092	148,001	41.3%
Winchester Public Library	1,478	13,052	11,957	169	26,655	271,371	9.8%
Washington Township Public Library	35	1,044	0	53	1,133	57,426	2.0%
W. U. R. Solid Waste Management District	0	0	0	0	0	0	
Randolph Co Solid Waste	0	0	0	0	0	0	
Winchester City Redevelopment Comm	0	0	0	0	0	0	
TIF - Cardinal Energy Park 018	0	0	0	0	0	221,669	0.0%
TIF - East US 27 021	0	180	31,440	0	31,620	225,088	14.0%
TIF - Vision Park - Expansion 021	0	0	947	0	947	241,882	0.4%
TIF - Vision Park 021	0	2,799	8,960	0	11,758	65,064	18.1%
TIF - Willow Ridge 021	51,007	5,203	251	236	56,697	139,418	40.7%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.